

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Santa Clara County

State: CA

PJ's Total HOME Allocation Received: \$16,069,822

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	92			
% of Funds Committed	94.44 %	91.11 %	18	91.92 %	70	73	
% of Funds Disbursed	86.78 %	82.09 %	25	82.65 %	57	61	
Leveraging Ratio for Rental Activities	16.27	5.72	1	4.67	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	51.22 %	73.27 %	69	81.09 %	9	8	
% of Completed CHDO Disbursements to All CHDO Reservations***	47.90 %	62.86 %	59	68.72 %	20	18	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	24.05 %	77.58 %	85	79.93 %	3	2	
% of 0-30% AMI Renters to All Renters***	9.49 %	40.22 %	77	44.94 %	4	3	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	30.38 %	92.30 %	85	94.87 %	2	1	
Overall Ranking:			In State:	86 / 92	Nationally:	8 5	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,000	\$32,812		\$25,717	158 Units	78.20 %	
Homebuyer Unit	\$32,012	\$20,065		\$14,669	35 Units	17.30 %	
Homeowner-Rehab Unit	\$41,204	\$26,734		\$20,391	9 Units	4.50 %	
TBRA Unit	\$0	\$2,804		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Santa Clara County CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$142,653	\$313,469	\$37,563
State:*	\$128,033	\$110,407	\$27,687
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	79.2	51.4	44.4	0.0	Single/Non-Elderly:	58.3	20.0	0.0	0.0
Black/African American:	0.0	2.9	0.0	0.0	Elderly:	27.1	2.9	77.8	0.0
Asian:	0.0	11.4	0.0	0.0	Related/Single Parent:	10.4	34.3	22.2	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	2.1	42.9	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	8.6	0.0	0.0	Other:	2.1	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	5.7	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	5.7	0.0	0.0					
Asian/Pacific Islander:	8.3	2.9	0.0	0.0					
ETHNICITY:									
Hispanic	12.5	11.4	55.6	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	81.3	20.0	44.4	0.0	Section 8:	0.0	0.0 #		
2 Persons:	14.6	11.4	44.4	0.0	HOME TBRA:	0.0			
3 Persons:	4.2	20.0	0.0	0.0	Other:	6.3			
4 Persons:	0.0	34.3	0.0	0.0	No Assistance:	93.8			
5 Persons:	0.0	11.4	11.1	0.0					
6 Persons:	0.0	2.9	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Santa Clara County

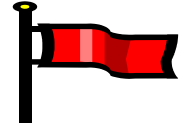
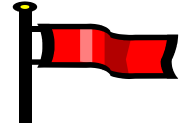
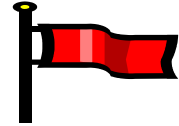
State: CA

Group Rank: 8
(Percentile)

State Rank: 86 / 92 PJs

Overall Rank: 5
(Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	51.22	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	47.9	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	24.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	30.38	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.57	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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